

NO TRANSFER  
TAX PAIDQUITCLAIM DEED WITH COVENANT  
007818

JEANNETTE B. COLFORD, of Oakland, County of Kennebec and State of Maine and LILLIAN M. MARTIN, of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to LILLIAN M. MARTIN sole Trustee, or her successors in trust, under the LILLIAN M. MARTIN LIVING TRUST, dated May 16, 1995, and any amendments thereto with quitclaim covenant, the land in Waterville and in Oakland, all in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

## Parcel I(a)

A certain lot or parcel of land with the buildings thereon situated in said Oakland, bounded and described as follows: On the west by land now or formerly of Archie R. Peavey; on the south by land supposed to be formerly owned by Lydia Pullen; on the east by the rangeway between the Town of Oakland and City of Waterville; and on the north by the road leading from the schoolhouse to the River Road in Waterville and containing twenty-five (25) acres, more or less.

Excepting and reserving the following described parcel of land beginning on the southerly side of the Webb Road at an iron pin, which iron pin is three hundred forty-two (342) feet easterly of land formerly of said Peavey, now or formerly of Rossignol; thence southerly a distance of one hundred fifty (150) feet to an iron pin; thence easterly a distance of one hundred (100) feet to an iron pin; thence northerly a distance of one hundred fifty (150) feet to an iron pin on the southerly side of said Webb Road; thence westerly along the southerly side of said Webb Road a distance of one hundred (100) feet to the point of beginning.

Excepting and reserving a right of way to the State of Maine to enter the above described property for the construction and maintenance of ditches as set forth in a document recorded in said Kennebec Registry in Book 2715, Page 19.

Being a portion of the premises conveyed to Donat Rossignol by deed of Arthur O. Leonard, et al. recorded in said Kennebec Registry in Book 1201, Page 53.

Being a portion of the so-called "Leonard Farm".

## Parcel I(b)

A certain lot or parcel of land situated in said Oakland, bounded and described as follows: Beginning at the southwesterly corner of land formerly of Frank L. Page, now or formerly of Ernest Oliver; thence running easterly on said Oliver's southerly line to land now or formerly of Omer Pomerleau described in the second parcel conveyed to the said Donat Rossignol by deed recorded in said Registry in Book 762, Page 523; thence southerly on said Omer Pomerleau's westerly line to the southeasterly corner of land now or formerly of Archie R. Peavey; thence westerly on the northerly line of land now or formerly owned by the said Donat Rossignol to a point in said line which may be reached by the extension of said Oliver's westerly line in the same course to said point at which is now a cedar stake and a yellow birch tree.

Lillian Martin (P)  
25 Grove St  
Waterville, ME 04901

19-10

**Parcel I(c)**

Also another certain lot or parcel of land situated in said Waterville, bounded and described as follows: Bounded on the north by the cross road which leads from the Libby School House, so-called, to the River Road; on the south by land now or formerly of Joseph Mitchell and of Olive Kelley; on the east by land now or formerly of Mrs. Elhannan W. Cook; on the west by land now or formerly of Donat Rossignol, Frank Peavey and Frank Page.

Being the same two parcels of land conveyed to Donat Rossignol by deed of Omer Pomerleau dated April 8, 1940 and recorded in said Kennebec Registry in Book 762, Page 523.

Excepting and reserving any rights Central Maine Power Company has over the above described property for a power line.

Excepting from the above described Parcel I(c) is the parcel described in Parcel II in a deed from the grantors herein to Jeannette Colford, of even date and recorded herewith.

Parcels I(b) and I(c) being a portion of the so-called "Pomerleau lot".

**Parcel I(d)**

A certain lot or parcel of land situated in said Oakland, bounded and described as follows: Westerly by the Cottle Road, so-called, and land now or formerly of Guy M. Bachelder; southerly by land now or formerly of Donat Rossignol and land now or formerly of the Estate of Maynard Estabrook, and also land of Lewis Cemetery; northerly by the Webb Road, so-called, and land now or formerly of Eliza A. Peavey, formerly of Howard and Alleda Peterson; easterly by land now or formerly of Ernest Oliver and Omer Pomerleau, containing one hundred (100) acres more or less. Reserving and excepting, however, a piece of land at the northeasterly corner of the premises hereby conveyed and described as follows: Commencing on the southerly side of Webb Road at the northeasterly corner of property now or formerly of Eliza A. Peavey; thence southerly eight (8) rods along said Peavey's west line to the southwest corner of the Peavey property; thence westerly parallel with the Webb Road to the easterly bound of property now or formerly of Guy M. Bachelder; thence northerly along the easterly line of land now or formerly of Guy M. Bachelder to the southerly line of the Webb Road; thence easterly along the Webb Road to the point of beginning.

Being the same premises conveyed to Donat Rossignol under the name of Dona Rossignol by deed of Alleda R. Peterson dated February 17, 1941, and recorded at said Kennebec Registry in Book 770, Page 407.

Excepting and reserving premises conveyed to Inhabitants of Oakland by deed recorded in said Kennebec Registry in Book 944, Page 137.

Excepting and reserving a right of way to the State of Maine to enter the above described property for the construction and maintenance of ditches as set forth in a document recorded in said Kennebec Registry in Book 2715, Page 19.

Excepting and reserving any rights Central Maine Power Company has over the above described property for a power line.

Excepting and reserving from the above Parcel I(d), the parcel described in Parcel I in a deed from the grantors herein to Jeannette Colford, of even date and recorded herewith.

Also excepting and reserving from the above Parcel I(d) the parcel conveyed to Robert P. and Laura M. Mathieu dated on or about July 23, 1996 and described as follows:

Beginning at a point on the easterly side of the Cottle Road at the northwesterly corner of the Lewis Cemetery; thence

northerly along the easterly sideline of the Cottle Road a distance of one hundred fifty (150') feet to a point; thence easterly on a line parallel to the northerly line of said Lewis Cemetery a distance of two hundred ninety-five (295) feet to a point; thence southerly on a line parallel to the easterly line of the Cottle Road a distance of one hundred-fifty (150) feet to the northerly line of said Lewis Cemetery; thence westerly along the northerly line of said Lewis Cemetery a distance of two hundred ninety-five (295) feet to the point and place of beginning.

19-10

Parcel I(d) being a portion of the so-called "Peavey Farm".

**Parcel I(e)**

A certain lot or parcel of land with the buildings thereon situated in said Oakland, bounded and described as follows: Commencing at the end of a stone wall where there formerly was a beach tree two miles and sixteen rods from Kennebec River in the westerly line of land formerly owned by Reuben Cook; thence southerly on said Cook line to land formerly of George Ricker, now or formerly supposed to be owned by Henry Powers and Fred Lewis; thence westerly on line of said land formerly of said Ricker to a point which shall coincide with the easterly line of land formerly owned by Jefferson Hersom; thence northerly in a direct line to the easterly line of said Hersom land; thence along said easterly line to land formerly of Edward Merrill, now or formerly supposed to be owned by heirs of Maynard Estabrook; thence easterly along said Merrill or Estabrook line to land formerly of Stephen Pullen and later owned by Archie Peavey; thence southerly along said Pullen's or Peavey's westerly line to the southwest corner thereof; and thence easterly along said Pullen's or Peavey's southerly line to the point of beginning. Reserving to the public its right of easement to pass and repass over the public highway running across said premises known as the Cottle Road.

Being the same premises conveyed to Donat Rossignol under the name of Dona Rossignol by deed of Alphonso S. Cottle dated October 1, 1938 and recorded in Kennebec Registry in Book 750, Page 2.

Excepting and reserving a portion of the above described premises which was conveyed to Lawrence A. Bowden, Jr. and Marlene Y. Bowden by deed recorded in said Kennebec Registry in Book 2905, Page 340.

Excepting from the above transfer is the land located on the westerly side of the Cottle Road, said land on this day having been conveyed by the grantors herein to Jeannette Colford and described in said deed as portion of Parcel IV(a). Also excepting a small portion of the property as described in Parcel II of said deed to Colford, said excepted portion is the part of the "Cottle Farm" believed to be located in Waterville.

Being the remaining portion of the so-called "Cottle Farm" located on the easterly side of the Cottle Road in Oakland.

**Parcel I(f)**

A certain lot or parcel of land with the buildings thereon situated in said Oakland, (with possibly a portion also located in Waterville) bounded and described as follows: Being Lot No. 87, beginning at the southeast corner of land now or formerly of Alphonso S. Cottle; thence running west northwest two hundred forty-five (245) rods in said Cottle's south line to the County Road; thence southerly on said road about twenty-six (26) rods to a stake and stones; thence east southeast fifteen (15) rods to a stake and stones; thence southerly nine (9) rods to a stake and stones to land formerly owned by Charles H. Ricker; thence east southeast two hundred twenty-eight (228) rods on the north line of said Ricker's land to the front of said lot No. 87; thence northerly thirty-five (35) rods to the first mentioned bound,

containing fifty (50) acres, more or less. Two hundred forty-five (245) rods above mentioned is the full length of the north line of the above tract of land. 19-10

Being a portion same premises conveyed to Donat Rossignol by deed of Fred M. Lewis dated March 29, 1939, and recorded in said Kennebec Registry in Book 746, Page 580.

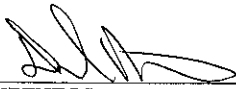
Excepting and reserving a portion of the above described premises which was conveyed to Lawrence A. Bowden, Jr. and Marlene Y. Bowden by deed recorded in said Kennebec Registry in Book 2905, Page 340.

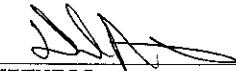
Being a portion of the so-called "Lewis Farm".

Meaning to convey the remaining portion of the "Lewis Farm" located on the easterly side of the Cottle Road.

For reference, see Deeds of Distribution from Roland Rossignol, Personal Representative of the Estate of Donat Rossignol, to Jeanette Colford recorded in Kennebec County Registry of Deeds in book 2905, Page 319; to Roland Rossignol recorded in Book 2905, Page 326; and to Lillian Martin recorded in Book 2905, Page 333. Meaning and intending to convey the same premises conveyed to the Grantors herein by Warranty Deed of Roland Rossignol, dated May 6, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3341, Page 310.

WITNESS our hands and seals this 5th day of April, 2000.

  
WITNESS

  
WITNESS

  
JEANNETTE B. COLFORD


  
LILLIAN M. MARTIN

THE STATE OF MAINE  
Kennebec, ss.



April 5, 2000

Then personally appeared the above named Jeannette B. Colford and Lillian M. Martin and acknowledged the foregoing instrument to be their free act and deed.

Before me,   
Notary Public

N 00 02 COLFORD AND MARTIN TO MARTIN

DAVID R. WHITTIER  
MY COMMISSION EXPIRES:  
AUGUST 31, 2000

RECEIVED KENNEBEC SS.

2000 APR 18 AM 9:00

ATTEST:   
REGISTER OF DEEDS